

PARK HILL LUXURY LAKEVIEW HOME

ESTATE SETTLEMENT AUCTION

Friday
April 12, 2019
11:00 A.M.
3205 Lakeview Road
North Little Rock, AR

- Ultra-Modern, Custom-built, New Construction Home in Desirable Park Hill Subdivision Overlooking Lake #1 & Lake #2
- This Breathtaking 2,200± SF, 2 Bedroom/ 2 Bath Home Must be Seen to be Fully Appreciated
- Offers Prior to Auction Day are Welcome
- Selling to Settle the Estate of Michael Steinmetz!



WilsonAuctioneers.com

March 14, 2019

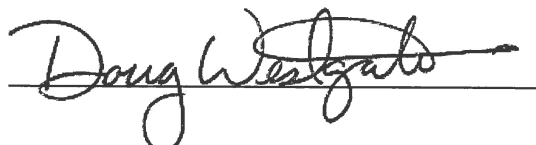
Dear Prospective Buyer:

This new construction home with magnificent views of Lake #2 through the front windows and Lake #1 through the back was custom-built by Richard Harp Homes on a 0.3+/- acres lot, in Park Hill Subdivision in 2018, with precision craftsmanship utilizing only the finest construction materials available. The buyer of this house will receive a 1-year new home warranty! The white painted brick exterior, graphite architectural shingle roof, poured concrete driveway and front patio, steel woodgrain garage door, a wall of windows across the front, and oversized frosted glass entry doors provide excellent curb appeal. The ultra-modern interior, professionally designed by MLH Designs, is sure to please even the most discerning luxury home buyer featuring high ceilings, wide-open spaces, sleek lines, premium flooring, and wallcoverings seamlessly blended with (4) oversized soft close sliding barn doors. Plus, there are top of the line appliances, plumbing and lighting fixtures including a Sub-Zero fridge with matching cabinet panel front, Thermador oven, microwave, and dishwasher, (4) Fanimation ceiling fans, (2) tankless instant hot water heaters, Kohler sinks and cast-iron tub, recessed LED lighting, Venetian bronze Delta faucets, and showerheads throughout the house.

This home with 2 bedrooms and 2 bathrooms consists of 2,200+/- square feet all on one level. The living room, dining room, kitchen, bedrooms, and hallways have beautiful naturally aged, solid hardwood floors. The vaulted ceiling living room and master bedroom share a mesmerizing 2-sided electric stacked stone fireplace with 4-foot wide, 16-foot tall solid slate insets on both sides. The Chef's dream kitchen has an incredible combination of custom high gloss white, and charcoal gray raised woodgrain cabinetry, White Zeus Extreme Quartz countertops, Constantino Silestone waterfall breakfast bar, pantry closet, high-end appliances, and a Zephyr stainless steel vent hood over a 5-burner gas stove with pot filler faucet and drop pendant lighting. The dining area with a contemporary chandelier leads to the inviting poured concrete back covered patio overlooking Lake #1 with a Fanimation ceiling fan and natural gas BBQ grill hookup. The vaulted ceiling master suite with a fireplace and Lakeview contains a huge tile floor walk-in closet containing tons of built-ins, a washer and dryer hookup, and a utility sink. The master bathroom has heated tile flooring, imported marble walls, a unique walk-through shower with (3) heads and a River Rock floor, cast iron soaking tub, dual vanities, and a Renew multifunction commode/ bidet.

The 2nd bedroom with a hidden door bookshelf entrance has a walk-in closet, and the 2nd bathroom has a glass front tile shower with River Rock accents. The entry hallway from the garage has built-in lockers, a bench with storage, a desk, and a coat closet. The 2-car garage contains a large storage closet. This home was built with attic space that could be finished out for additional square footage with the installation of a staircase. Plus, this house offers a DSC interior/ exterior multi-camera home surveillance system with On-Q wiring, and smoke and carbon monoxide detectors. The home has an American Standard HVAC, and utilities include city water, city sewer, natural gas, and electricity. There is a community fishing dock right across the street from the house.

If you have further questions after reviewing this information packet please don't hesitate to call me, **Doug Westgate, at (501) 815-4004**. We look forward to working with you on auction day at **3205 Lakeview Road in North Little Rock, Arkansas at 11:00 a.m. on April 12th**.

A handwritten signature in black ink, reading "Doug Westgate", with a horizontal line underneath it.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: Block 202 Lot 10BR1 Park Hill 15N Subdivision, Pulaski County, Arkansas.

TERMS AND CONDITIONS: \$40,000.00 Cashier's Check (**NO EXCEPTIONS**) Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

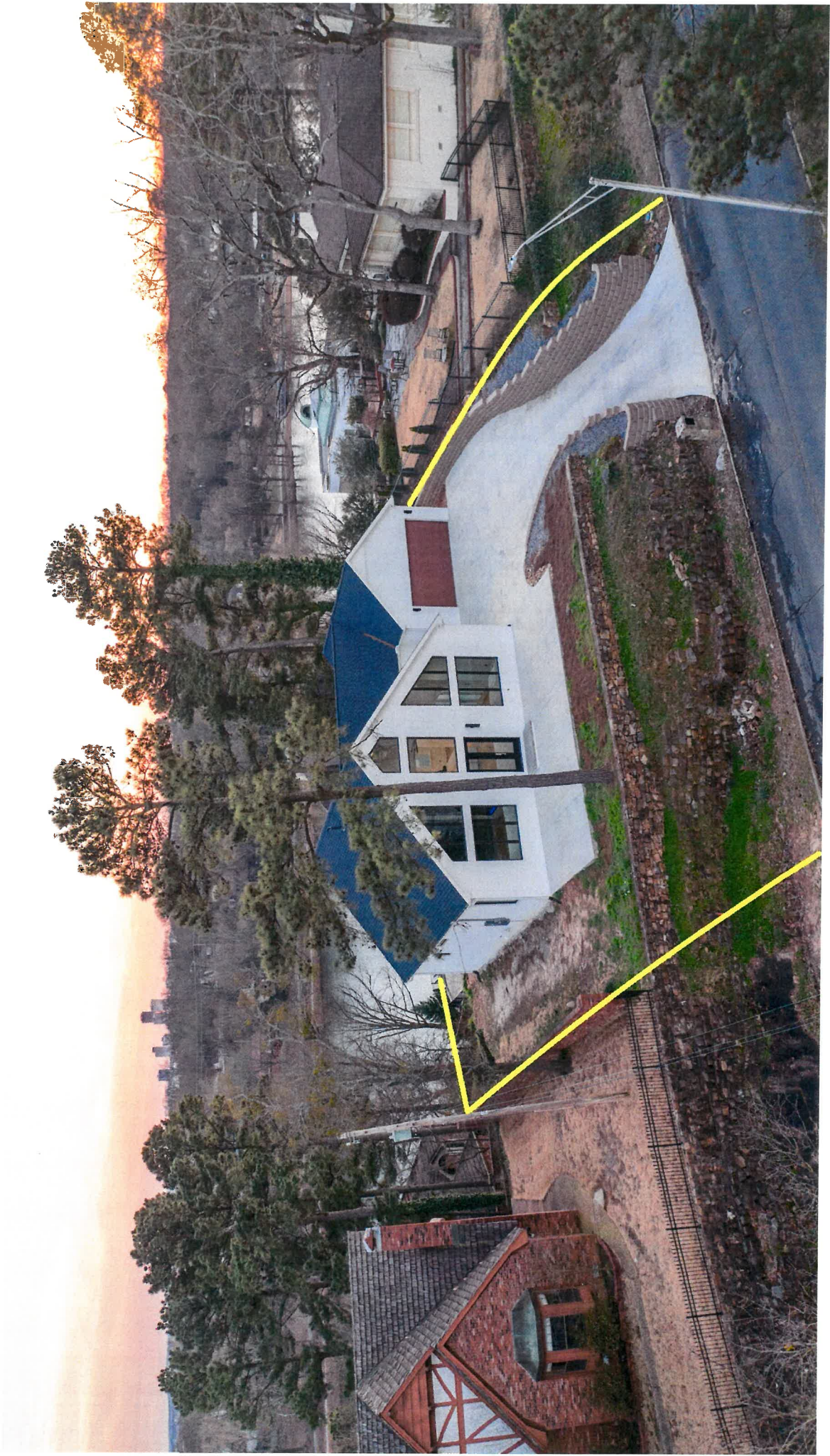
CLOSING COMPANY: American Abstract & Title Company ~ Closing Agent: Andrew Adkins ~ 12814 Cantrell Road, Little Rock, Arkansas 72223 ~ (501) 228-4500 ~ Fax/ 227-9160.

GENERAL INFORMATION: This New Construction Home w/Magnificent Views of Lake #2 Through the Front Windows & Lake #1 Through the Back was Custom-built by Richard Harp Homes on a 0.3+/- Acre Lot, in Park Hill Subdivision in 2018, w/Precision Craftsmanship Utilizing Only the Finest Construction Materials Available ~ Buyer will Receive a 1-Year New Home Warranty! ~ The White Painted Brick Exterior, Graphite Architectural Shingle Roof, Poured Concrete Driveway & Front Patio, Steel Woodgrain Garage Door, a Wall of Windows Across the Front & Oversized Frosted Glass Entry Doors Provide Excellent Curb Appeal ~ The Ultra-Modern Interior, Professionally Designed by MLH Designs, is Sure to Please Even the Most Discerning Luxury Home Buyer Featuring High Ceilings, Wide-open Spaces, Sleek Lines, Premium Flooring & Wallcoverings Seamlessly Blended w/(4) Oversized Soft Close Sliding Barn Doors, Top of the Line Appliances, Plumbing & Lighting Fixtures Including a Sub-Zero Fridge w/Matching Cabinet Panel Front, Thermador Oven, Microwave & Dishwasher, (4) Fanation Ceiling Fans, (2) Tankless Instant Hot Water Heaters, Kohler Sinks & Cast Iron Tub, Recessed LED Lighting & Venetian Bronze Delta Faucets & Showerheads Throughout ~ This 2 Bedroom/ 2 Bath Home Consists of 2,200+/- SF All on One Level ~ The Living Room, Dining Room, Kitchen, Bedrooms & Hallways have Beautiful Naturally Aged, Solid Hardwood Floors ~ The Vaulted Ceiling Living Room & Master Bedroom Share a Mesmerizing 2-Sided Electric Stacked Stone Fireplace w/ 4-Foot Wide, 16-Foot Tall Solid Slate Insets on Both Sides ~ The Chef's Dream Kitchen has an Incredible Combination of Custom High Gloss White & Charcoal Gray Raised Woodgrain Cabinetry, White Zeus Extreme Quartz Countertops, Constantino Silestone Waterfall Breakfast Bar, Pantry Closet, High-end Appliances & Zephyr S/S Vent Hood Over a 5-Burner Gas Stove w/Pot Filler Faucet & Drop Pendant Lighting ~ Dining Area w/Contemporary Chandelier Leads to the Inviting Poured Concrete Back Covered Patio Overlooking Lake #1 w/Fanation Ceiling Fan & Natural Gas BBQ Grill Hookup ~ Vaulted Ceiling Master Suite w/Fireplace & Lakeview Contains a Huge Tile Floor Walk-in Closet Containing Tons of Built-ins, Washer & Dryer Hookup & Utility Sink ~ Master Bath has Heated Tile Flooring, Imported Marble Walls, Unique Walk-through Shower w/(3) Heads & River Rock Floor, Cast Iron Soaking Tub, Dual Vanities & Renew Multifunction Commode/ Bidet ~ 2nd Bedroom w/Hidden Door Bookshelf Entrance has a Walk-in Closet ~ 2nd Bathroom has Glass Front Tile Shower w/River Rock Accents ~ Entry Hallway from Garage has Built-in Lockers, Bench w/Storage, Desk & Coat Closet ~ 2-Car Garage Contains a Large Storage Closet ~ Home was Built w/Attic Space that Could be Finished Out for Additional Square Footage w/the Installation of a Staircase ~ DSC Int./Ext. Multi-camera Home Surveillance System w/On-Q Wiring ~ Smoke & Carbon Monoxide Detectors ~ American Standard HVAC ~ Utilities Include City Water, City Sewer, Natural Gas & Electricity ~ Community Fishing Dock Right Across the Street.

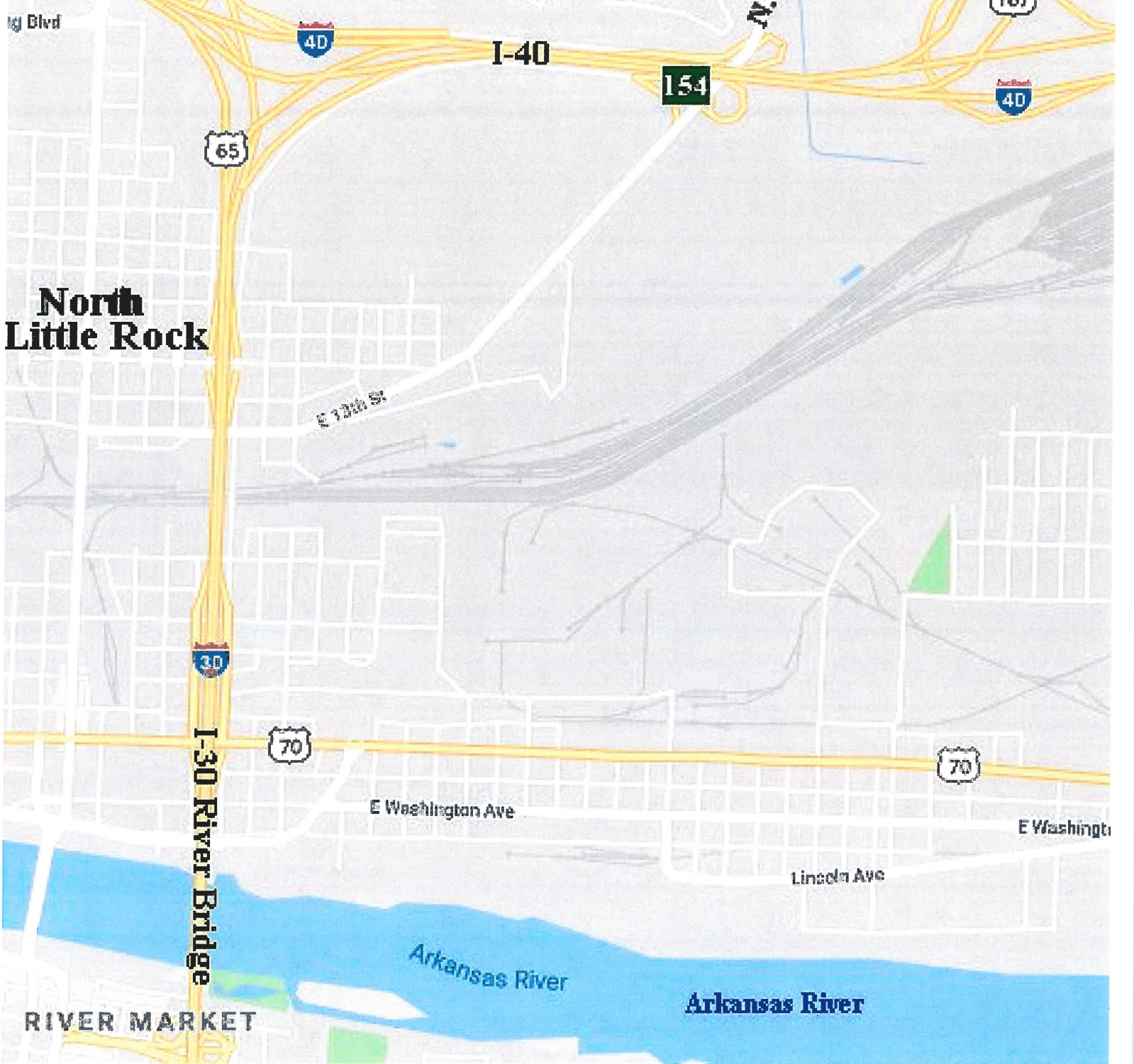
REAL ESTATE TAXES FOR YEAR 2018: \$3,094.18

SCHOOL DISTRICT: North Little Rock

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerals, plats, surveys and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.



3205 Lakeview Road
Lakeview Rd.
N. Hills Blvd



**North
Little Rock**

I-30 River Bridge

RIVER MARKET

Arkansas River

Arkansas River

WILSON REAL ESTATE AUCTIONEERS, INC.

TERMS OF AUCTION

Wilson Real Estate Auctioneers, Inc., an Arkansas corporation headquartered at 929 Airport Road, Hot Springs, Arkansas 71913 (telephone 877-243-2289 or 501-624-1825 and facsimile 501-624-3473) and its Arkansas broker, Joe R. Wilson ("Broker") whose address is 929 Airport Road, Hot Springs, Arkansas 71913 (these parties collectively "Auctioneer") have contracted with ("Seller") to offer to sell at public auction ("Auction") certain real property ("Property"). These terms, plus any additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Packet" (available from Auctioneer, online at www.wilsonauctioneers.com, and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively "Property Issues"). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. **DISCLAIMER:** Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in "**AS IS, WHERE IS**" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
5. **DISCLOSURES:** The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness, Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a "Lead-Based Paint Waiver" in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer's right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the "Lead Warning Statement" in the Sale Contract.
6. **REGISTRATION:** Any competent adult with a satisfactory photo identification who properly registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Bidder must present a cashier's check in the amount specified under "Terms on Real Estate" to Auctioneer at registration. This must be in the form of cashier's check, made payable to Bidder. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded and unexpired power of attorney which is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
11. **ARBITRATION:** Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administered by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
12. **CHOICE OF LAW, JURISDICTION AND VENUE:** Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
13. **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.

ATTENTION: LUXURY HOME BUYERS & CENTRAL ARKANSAS REAL ESTATE INVESTORS!

Ultra-Modern, Custom-built, New Construction Home in Desirable Park Hill Subdivision Overlooking Lake #1 & Lake #2 ~ This Breathtaking 2,200+/- SF, 2 Bedroom/ 2 Bath Home Must be Seen to be Fully Appreciated ~ Selling On-site w/Live, Online Bidding Available ~ Offers Prior to Auction Day are Welcome ~

SELLING TO SETTLE THE ESTATE OF MICHAEL STEINMETZ!

**PARK HILL LUXURY LAKEVIEW HOME
ESTATE SETTLEMENT AUCTION**

FRIDAY ~ APRIL 12, 2019 ~ 11:00 A.M.

3205 LAKEVIEW ROAD ~ NORTH LITTLE ROCK, AR

DIRECTIONS: From Little Rock, Cross the I-30 River Bridge Headed North & Veer Right onto I-40 East Towards Memphis ~ Take (Exit 154), Travel 3/4 Mi. North on N. Hills Blvd. & Turn Left onto Lakeview Rd. ~ Travel 1/4 Mi. & Watch for Property & Auction Sign on the Left.

REAL ESTATE DESCRIPTION: This New Construction Home w/Magnificent Views of Lake #2 Through the Front Windows & Lake #1 Through the Back was Custom-built by Richard Harp Homes on a 0.3+/- Acre Lot, in Park Hill Subdivision in 2018, w/Precision Craftsmanship Utilizing Only the Finest Construction Materials Available ~ Buyer will Receive a 1-Year New Home Warranty! ~ The White Painted Brick Exterior, Graphite Architectural Shingle Roof, Poured Concrete Driveway & Front Patio, Steel Woodgrain Garage Door, a Wall of Windows Across the Front & Oversized Frosted Glass Entry Doors Provide Excellent Curb Appeal ~ The Ultra-Modern Interior, Professionally Designed by MLH Designs, is Sure to Please Even the Most Discerning Luxury Home Buyer Featuring High Ceilings, Wide-open Spaces, Sleek Lines, Premium Flooring & Wallcoverings Seamlessly Blended w/(4) Oversized Soft Close Sliding Barn Doors, Top of the Line Appliances, Plumbing & Lighting Fixtures Including a Sub-Zero Fridge w/Matching Cabinet Panel Front, Thermador Oven, Microwave & Dishwasher, (4) Fanation Ceiling Fans, (2) Tankless Instant Hot Water Heaters, Kohler Sinks & Cast Iron Tub, Recessed LED Lighting & Venetian Bronze Delta Faucets & Showerheads Throughout ~ This 2 Bedroom/ 2 Bath Home Consists of 2,200+/- SF All on One Level ~ The Living Room, Dining Room, Kitchen, Bedrooms & Hallways have Beautiful Naturally Aged, Solid Hardwood Floors ~ The Vaulted Ceiling Living Room & Master Bedroom Share a Mesmerizing 2-Sided Electric Stacked Stone Fireplace w/ 4-Foot Wide, 16-Foot Tall Solid Slate Insets on Both Sides ~ The Chef's Dream Kitchen has an Incredible Combination of Custom High Gloss White & Charcoal Gray Raised Woodgrain Cabinetry, White Zeus Extreme Quartz Countertops, Constantino Silestone Waterfall Breakfast Bar, Pantry Closet, High-end Appliances & Zephyr S/S Vent Hood Over a 5-Burner Gas Stove w/Pot Filler Faucet & Drop Pendant Lighting ~ Dining Area w/Contemporary Chandelier Leads to the Inviting Poured Concrete Back Covered Patio Overlooking Lake #1 w/Fanation Ceiling Fan & Natural Gas BBQ Grill Hookup ~ Vaulted Ceiling Master Suite w/Fireplace & Lakeview Contains a Huge Tile Floor Walk-in Closet Containing Tons of Built-ins, Washer & Dryer Hookup & Utility Sink ~ Master Bath has Heated Tile Flooring, Imported Marble Walls, Unique Walk-through Shower w/(3) Heads & River Rock Floor, Cast Iron Soaking Tub, Dual Vanities & Renew Multifunction Commode/ Bidet ~ 2nd Bedroom w/Hidden Door Bookshelf Entrance has a Walk-in Closet ~ 2nd Bathroom has Glass Front Tile Shower w/River Rock Accents ~ Entry Hallway from Garage has Built-in Lockers, Bench w/Storage, Desk & Coat Closet ~ 2-Car Garage Contains a Large Storage Closet ~ Home was Built w/Attic Space that Could be Finished Out for Additional Square Footage w/the Installation of a Staircase ~ DSC Int./Ext. Multi-camera Home Surveillance System w/On-Q Wiring ~ Smoke & Carbon Monoxide Detectors ~ American Standard HVAC ~ Utilities Include City Water, City Sewer, Natural Gas & Electricity ~ Community Fishing Dock Right Across the Street ~ **For Additional Information, Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.**

TERMS ON REAL ESTATE: \$40,000.00 Cashier's Check (NO EXCEPTIONS) Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ 10% Buyer's Premium ~ **Offers Prior to Auction are Welcome.**

INSPECTION: To View this Home at Any Time, Contact Agent, **Doug Westgate at 501-815-4004/ doug@wilsonauctioneers.com** ~ Doors Open & Bidder Registration begins at 10:00 a.m. Day of Auction.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

Leading Real Estate Auctioneers "Since 1961"

501-624-1825 * PB00000481, Joe Wilson

WEBSITE: WilsonAuctioneers.com - AAL #4